

BUILDING PERMIT AND DEVELOPMENT FEES

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January 1, 2016

Our Building Permit and Development Fees are shown here. The values shown in this document reflect the fee rates in effect at the time of publication and are subject to change without notification. **The values shown in this document are for informational purposes only.** Please contact the Building Division to verify all fee estimates before arriving and/or submitting an application.

Plan Review Fees. Whenever a review of plans is required to verify compliance with any of the California Building Standard Codes, a Plan Review Fee is due at time of application submittal, see page 2. A Plan Review Fee is in addition to Permit Fees. The Plan Review Fee is either 75% of all Permit Fees and Surcharges, or 100% of Permit Fees and Surcharges when Life/Safety and Egress are also reviewed, with a minimum charge of \$130.

Building Permit Fees. Most non-structural repair and remodel permits for work on homes are now assessed a fixed fee that is not valuation based, see page 3. All other permit types will have the Permit Fee based the valuation or cost of the work being performed, see pages 4 and 5. You will always need to supply the valuation of a project for a permit, even for fees not based on valuation. Building Permit Fees are due and payable at the time of permit issuance.

Typical projects with fixed fees include home kitchen remodels, bathroom remodels, reroofing, swimming pools, replacement of water heaters or furnaces, etc., and are usually not subject to Permit Surcharges. New Construction and Additions have their valuation based on square footage using our New Construction Valuation Table, see page 9. The valuation for most other repair, remodel and tenant improvement projects is based on the construction cost supplied by the applicant.

Permit Surcharges. Additional Permit Surcharges are also assessed to Building Permits, but only as applicable, based on a percentage of the Building Permit Fee, see page 3. Surcharges are assessed whenever Sub-Trades (electrical, plumbing or mechanical work), Energy, Accessibility, Green Building and/or Stormwater treatment systems are required in the scope of work, or are being installed or altered on a Project in conjunction with the scope of work with a Building Permit. Projects that are required to have a Waste Management Plan (new buildings, additions, demolitions and remodels with valuation of \$125k or more) will be assessed either a Waste Management Plan Fee or a Green Building Surcharge. A Technology Fee of 5% is assessed on all Permit Fees.

Fire Sprinkler, Fire Alarm and Hazardous Materials Permits. These applications and plans are submitted at our Permit Center and routed to the Livermore Pleasanton Fire Department for review. See our separate [Fire Permit Handouts for Fees](#).

Development Fees. Development Fees are only applicable to newly constructed buildings and additions, or whenever a change of use within an existing building creates additional traffic and/or sewer impacts. Development Fees are assessed at the rate in effect and paid at the time of Building Permit Issuance, pages 5-8.

PLAN REVIEW FEES

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| <u>BUILDING PLAN REVIEW FEE</u> When plans and documents are required, a plan review fee shall be paid at the time of submittal for plan review. | 75% of Permit Fees, One-Hour minimum* |
| <u>BUILDING LIFE SAFETY PLAN REVIEW FEE</u> When plans and documents are required, and the review includes life safety and egress, a plan review fee shall be paid at the time of submittal. | 100% of Permit Fees, One-Hour minimum* |
| <u>COPY MODEL PLAN REVIEW FEE</u> For each building permit in a development after the model plan review has been approved. | 25% of the Model Plan Review Fee |
| <u>ON-SITE PERMIT PLAN REVIEW FEE</u> Plan Review of utility, accessibility or other permitted improvements outside of a Structure on private property. | 1% of On-Site Valuation |
| <u>DEFERRED SUBMITTAL PLAN REVIEW FEE</u> Required at the time of deferred submission of plans and documentation whenever any project component, such as sub-trade plans, floor or roof truss packages, etc., are submitted after building permit issuance. | 5% of Plan Review Fee, One-hour minimum* |
| <u>ADDITIONAL PLAN REVIEW FEE</u> An additional charge may be applied when more than two resubmittals require review to the initial plan review, or for revisions to previously approved plans. | Time and Material, One-hour minimum* |
| <u>EXPEDITED PLAN REVIEW FEE</u> When requested by an applicant and staff is available, the following surcharge will be added for an expedited plan review. | Additional 50% of Plan Review Fees |
| <u>HOURLY PLAN REVIEW RATES</u> *All Hourly Plan Review Fees are based on fully burdened plan checker cost or current consultant hourly rate, whichever is applicable. | \$130.00 |
| <u>ALTERNATE MEANS & METHODS REQUEST FEE</u> Plan review requests for alternate means and methods | Time & Material 1-hr min |

FIXED PERMIT FEES TABLE

| | |
|--|----------|
| Kitchen Remodel Permit Fee Permit fee for a kitchen remodel permit within a dwelling, including Sub-Trade fees. | \$385.00 |
| Bathroom Remodel Permit Fee Permit fee for each bathroom remodel permit within a dwelling, including Sub-Trade fees. | \$270.00 |
| Residential Re-Roof Permit Fee Permit fee for a one- or two-family dwelling reroof permit, including garage. | \$210.00 |
| Residential Swimming Pool Fee Permit fee for a swimming pool or in-ground spa permit at a one- or two-family dwelling, including Sub-Trade fees. | \$620.00 |
| Residential Electrical Permit Fee Any permit for Electrical work not itemized, in conjunction with an associated Building Permit in a one-or two-family dwelling, or within one multi-family unit. | \$85.00 |
| Non-Residential Electrical Permit Fee Any permit for Electrical work not otherwise specifically itemized or in conjunction with an associated Building Permit within a multi-family or non-residential building. | \$85.00 |
| Residential Mechanical Permit Fee Any permit for Mechanical work within a one-or two-family dwelling or within one multi-family unit, and not in conjunction with an associated Building Permit. | \$85.00 |
| Non-Residential Mechanical Permit Fee Any permit for Mechanical work not otherwise specifically itemized or in conjunction with an associated Building Permit within a multi-family or non-residential building. | \$85.00 |
| Residential Plumbing Permit Fee Any permit for Plumbing work in a one-or two-family dwelling, or within one multi-family unit, not in conjunction with an associated Building Permit. | \$85.00 |
| Non-Residential Plumbing Permit Fee Any permit for Plumbing work not otherwise specifically itemized or in conjunction with an associated Building Permit within a multi-family or non-residential building. | \$85.00 |

BUILDING PERMIT FEE TABLE

| Total Project Valuation | Base Permit Fee | Plus |
|-------------------------|-----------------|--|
| \$1 - \$1,000 | \$85.00 | |
| \$1,000 - \$2,000 | \$105.00 | |
| \$2,001 - \$25,000 | \$130.00 | \$11.75 for each additional \$1,000 (or fraction thereof) up to and including \$25,000 |
| \$25,001 - \$50,000 | \$400.00 | \$10.00 for each additional \$1,000 (or fraction thereof) up to and including \$50,000 |
| \$50,001 - \$100,000 | \$650.00 | \$7.00 for each additional \$1,000 (or fraction thereof) up to and including \$100,000 |
| \$100,001 - \$500,000 | \$1,000.00 | \$5.75 for each additional \$1,000 (or fraction thereof) up to and including \$500,000 |
| \$500,000 - \$1,000,000 | \$3,300.00 | \$4.60 for each additional \$1,000 (or fraction thereof) up to and including \$1,000,000 |
| over \$1,000,000 | \$5,600.00 | \$4.00 for each additional \$1,000 (or fraction thereof) |

PERMIT SURCHARGES

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|--|----------------------------|
| Sub-Trades Surcharge Unless specified elsewhere, applicable to all projects with multi-trade construction being performed in conjunction with a building permit. | 25% of Building Permit Fee |
| Energy Surcharge Unless specified elsewhere, applicable to permitted projects subject to compliance with Title 24, Part 6, the California Energy Code. | 25% of Building Permit Fee |
| Accessibility Surcharge Applicable to all projects requiring compliance with State of California Accessibility, FHAA and/or ADA Requirements. | 15% of Building Permit Fee |
| Green Building Surcharge For all permits requiring compliance with California Green Building Standards (Includes Waste Management Fee). | 15% of Building Permit Fee |
| Stormwater Surcharge For all covered projects requiring SWPPP, On-Site stormwater treatment or pre-treatment. | 15% of Building Permit Fee |
| Waste Management Plan Fee Nonrefundable fee to administer and implement the WMP review and verification on covered projects not otherwise subject to a Green Building Surcharge. | \$150.00 |

GRADING

| | | Plan Review Fee | Permit Fee |
|----------------------------|---|---------------------------|------------|
| Less than 50 cubic yards | | Exempt | Exempt |
| 50 to 10,000 cubic yards | | 75% of Grading Permit Fee | |
| | first 1,000 cubic yards | | \$194.50 |
| | each additional 1,000 cubic yards or fraction thereof | | \$14.50 |
| 10,001 cubic yards or more | | | |
| | first 10,000 cubic yards | | \$325.00 |
| | each additional 1,000 cubic yards or fraction thereof | | \$10.00 |

STATE OF CALIFORNIA FEES

| | | |
|---|--|--------------------|
| Strong Motion Instrumentation Program (SMIP) | Residential, per \$1,000 valuation | \$0.13 (\$.50 min) |
| | Non-Residential, per \$1,000 valuation | \$0.28 (\$.50 min) |
| CBSC Special Revolving Fund | per \$25,000 valuation or fraction thereof | \$1.00 |

OTHER PERMIT TYPES, ITEMS AND FEES

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| On-Site Permit Fee Permit fee for utility, accessibility or other permitted improvements outside of a Structure on private property. | | 2% of On-Site Valuation |
| Foundation Only Permit Fee Permit for a new foundation system separated from and prior to issuance of a building permit for a new Structure. | | 10% of the Project Permit Fee |
| Technology Fee For permitting software licensing, IVR licensing, archiving and additional technology costs associated with providing permitting and inspection services. | | 5% of total Permit Fees |
| Receptacles, lighting switches, luminaires, other electrical outlets or appliances , requiring a permit not within a residential unit, up to 20A, each 1,000 ft ² of floor area. | | \$85.00 |
| Electrical Service Panel or Subpanel , up to 1,000A, each | | \$125.00 |
| Electrical Service Panel or Subpanel , over 1,000A, each | | \$170.00 |
| Illuminated Signs, Outline Lighting and Marquees , each circuit | | \$85.00 |
| Busways , each 500 lineal feet or fraction thereof | | \$85.00 |
| Residential Photo-Voltaic Systems (includes Plan Review Fee) | Up to 15kW | \$250.00 |
| | Over 15kW | \$500.00, plus \$15/kW above 15 |
| Non-Residential Photovoltaic Systems (includes Plan Review Fee) | Up to 50 kW | \$20 per kW, \$500 minimum |
| | Over 50kW | \$1,000, plus \$5/kW above 50 |
| Electrical Power Apparatus Equipment, Generators, Transformers, etc. (Rating in HP, kW, or kVA,) | Up to and including 49, each | \$85.00 |
| | Up to and including 99, each | \$125.00 |
| | Over 100, each | \$170.00 |
| Furnace, ductwork, ventilation systems, appliances or other mechanical work requiring a permit not within a residential unit, each 1000 square feet of floor area. | | \$85.00 |
| Commercial Kitchen Hood , each | | \$255.00 |
| Boilers , each | | \$170.00 |
| Evaporative Cooler or Heat Pump , each | | \$85.00 |
| Air Handling System , each | | \$170.00 |
| Residential Plumbing Permits Any permit for Plumbing work in a one-or two-family dwelling, or within a multi-family unit, not in conjunction with an associated Building Permit. | | \$85.00 |
| Non-Residential Plumbing Permits Any permit for Plumbing work in a multi-family or non-residential building not specifically itemized, or in conjunction with an associated Building Permit. | | \$85.00 |
| Sewer piping & vents, water piping, gas piping, fixtures and appliances or other plumbing requiring a permit not within a residential unit, each 1000 square feet of floor area. | | \$85.00 |
| Fats, Oil or Grease (FOG) interceptor or other pre-treatment clarifier , each | | \$340.00 |
| Stormwater piping or treatment systems , each system | | \$340.00 |
| ADMINISTRATIVE CHARGE FOR MISCELLANEOUS REQUESTS: Administrative costs associated with items not otherwise specified, reports and requests not covered by permit or plan review fees. | | Time & Material Basis, \$20 Minimum |
| MISC BUILDING INSPECTION FEES** **All Hourly Inspection Rates are based on fully burdened building inspector rate or consultant cost, whichever is greater, currently \$120 / hour. | Inspections outside normal business hours | 2-hr minimum |
| | Re-inspections | 2-hr minimum |
| | Inspections for which no fee is specifically indicated | 2-hr minimum |
| | Housing Inspections, requested by home owner | 1-hr minimum |
| | Temp Occupancy Inspection (up to 30 days max) | 4-hr minimum |
| ALTERNATE MEANS & METHODS REQUEST FEE Plan review requests for alternate means and methods | | Time & Material 1-hr min |
| INVESTIGATION FEE Applicable to any work commenced on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the permits and approvals, in addition to the required permit fees. | | 100% of Building Permit Fees |

Development Fees:

Development fees are assessed on all new structures, additions to existing structures and new residential units. Development Fees are based on the fee in effect at the time of payment, usually at the Building Permit Issuance. Pre-payment of building permit fees and impact fees before permit issuance is not permitted.

Any change of use on a parcel triggers a review of the sewer capacity (both DSRSD and City) and traffic impacts to determine if this creates an increase in demand on the City infrastructure. In all cases where it is determined that the new use increases demand, a fee is assessed based on the difference between the previously purchased impact fee or capacity at a space, building or parcel and the increased impact or capacity demand.

Impervious Surface Drainage Fee (3rd party fee collected for the Alameda County Flood Control & Water Conservation District, Zone 7)

Zone 7 Drainage District fees are collected for all newly constructed impervious area, and are based on the total square footage increase of all impervious surfaces on the lot or site. Drainage Fees are only payable at time of permit issuance, and are based upon the rate in effect at the time of payment, not application date.

Note: Impervious is defined by the Zone 7 Drainage District as any area occupied by buildings or structures, driveways, streets, sidewalks, parking, storage or any other area where surfacing is required, and any other surface including, but not limited to, asphalt, concrete, compacted gravel, or other non-porous or semi-porous substance or substances which will cause, assist, or in any way contribute to the runoff in any appreciable amount or quantity of water or any associated liquid elements.

\$1.00 per sq ft of impervious surface (effective 01/01/11)

Water Connection Fees

The connection fees for potable water services are based on the size of the water meter(s) and the rate in effect at the time of payment, not application date. The project designer determines the size and number of meters needed for the project. The Building and Safety Division collects water connection fees for one- and two-family residential domestic meters. The Engineering Division collects water connection fees for all other projects.

Note: Single-family and duplex housing units with fire sprinkler systems on a combined domestic and fire service connection (up to a maximum 1" meter size) may pay the Zone 7 connection charge based on the 5/8" meter size. City connection and meter charges are based on the meter size without any reduction. No water connection fee is collected for separate private fire service connections.
(eff. 1/01/16)

| Meter Size | Meter Type | Gallons per Min | Meter Fee | Recycled Water Connection Fee | Potable Water Connection Fees (must pay both) | |
|-------------|--------------|-----------------|-----------|-------------------------------|---|-------------|
| | | | | City Only | City** | Zone 7* |
| 5/8" x 3/4" | Displacement | 10 | \$420 | \$14,889 | \$1,200 | \$25,320 |
| 3/4" | Displacement | 15 | \$470 | \$22,334 | \$1,800 | \$37,980 |
| 1" | Displacement | 25 | \$570 | \$37,227 | \$3,000 | \$63,300 |
| 1-1/2" | Displacement | 50 | \$730 | \$74,447 | \$6,000 | \$126,600 |
| 2" | Displacement | 80 | \$910 | \$119,115 | \$9,600 | \$202,560 |
| 2" | Mueller MVR | 115 | \$910 | \$171,224 | \$9,600 | \$291,180 |
| 2" | Omni C2 | 160 | \$1,640 | \$238,230 | \$9,600 | \$405,120 |
| 3" | *** | 400 | \$2,050 | Contact Staff | \$21,000 | \$1,012,800 |
| 4" | *** | 800 | \$3,280 | Contact Staff | \$60,000 | \$2,025,600 |
| 6" | *** | 1600 | \$5,330 | Contact Staff | \$120,000 | \$4,051,200 |

* 3rd party fee collected by the City of Pleasanton for the Zone 7 Water District.

** In the North Pleasanton Improvement District (designated undeveloped parcels within the Hacienda Business Park Mall Area) the City Potable Water connection fee is reduced by approximately 61%.

***Connection fee, meter type and availability of water meters larger than 2" must be verified prior to payment.

Check with the Engineering Department for areas where Recycled Water (Non-Potable) Service is available.

Sewer Connection Fees

Sewer Connection fees are required for all new structures, new residential units and commercial additions, and may be required for any change or expanded use in an existing building. Residential connection fees are a flat rate per dwelling unit, regardless of the size of building. Non-Residential uses are based on a wastewater coefficient, typically based on gallons per day per square foot. A change in use that results in an increased demand in sewer flow or effluent type must pay the difference between the previously purchased capacity and the newly estimated required capacity.

The flow rate is determined by either actual water usage or the following table with some common uses shown (for uses not shown please contact the Building Division). In addition to the City of Pleasanton sewer capacity fee, the City collects sewer connection fees for the Dublin San Ramon Services District (DSRSD), the agency that processes and treats all sewage for the City of Pleasanton. The DSRSD sewer connection fee also incorporates two strength factors known as biochemical oxygen demand (BOD) and Suspended Solids (SS).

TYPICAL WASTEWATER CHARACTERISTIC FACTORS & UNIT CONNECTION FEES *(rates effective 7/01/15)*

| | WW Strength (mg/L) | | Wastewater Coefficients (gpd/sf)* | SEWER CONNECTION FEES | | |
|--|-----------------------|------------|---|-----------------------|--------------|---------------------|
| | BOD | SS | | City Fee | DSRSD Fee | Total Sewer Fees |
| Residential | | | | | | |
| 1- or 2-Family Dwelling /Townhome | 229 | 245 | 220 gpd/unit | \$ 500.00 | \$ 15,049.00 | \$ 15,549.00 |
| Auxiliary (Second) Dwelling Unit | 229 | 245 | 88 gpd/unit | \$ 200.00 | \$ 6,020.00 | \$ 6,220.00 |
| Condominium | 229 | 245 | 165 gpd/unit | \$ 375.00 | \$ 11,287.00 | \$ 11,662.00 |
| Apartment Unit or Mobile Home | 229 | 245 | 145 gpd/unit | \$ 330.00 | \$ 9,918.00 | \$ 10,248.00 |
| Non-Residential | | | | | | |
| Bagel Shop, per sf | 1,000 | 600 | 0.24 | \$ 0.55 | \$ 19.32 | \$ 19.87 |
| Bar, Lounge (no onsite cooking), per sf | 229 | 245 | 0.35 | \$ 0.80 | \$ 23.94 | \$ 24.74 |
| Coffee Shop (no onsite cooking), per sf | 229 | 245 | 0.37 | \$ 0.84 | \$ 25.31 | \$ 26.15 |
| Day Care, per sf | 229 | 245 | 0.10 | \$ 0.23 | \$ 6.84 | \$ 7.07 |
| Day Spa, per sf | 229 | 245 | 0.30 | \$ 0.68 | \$ 20.52 | \$ 21.20 |
| | | | | | | |
| Dental Clinic, per sf | 229 | 245 | 0.14 | \$ 0.32 | \$ 9.58 | \$ 9.90 |
| Gyms, Health Clubs, per sf | 229 | 245 | 0.42 | \$ 0.95 | \$ 28.73 | \$ 29.68 |
| Hair Salon, per sf | 229 | 245 | 0.10 | \$ 0.22 | \$ 6.50 | \$ 6.72 |
| Ice Cream/Yogurt Shops, per sf | 1,000 | 600 | 0.21 | \$ 0.48 | \$ 16.91 | \$ 17.39 |
| Institutional, Care Facility, per bed | 229 | 245 | 100 gpd/bed | \$ 227.27 | \$ 6,840.58 | \$ 7,067.85 |
| | | | | | | |
| Medical Clinic, per sf | 229 | 245 | 0.37 | \$ 0.84 | \$ 25.31 | \$ 26.15 |
| Office Buildings, per sf | 229 | 245 | 0.05 | \$ 0.11 | \$ 3.42 | \$ 3.53 |
| Parking Structure, covered, per sf | 229 | 245 | 0.004 | \$ 0.01 | \$ 0.27 | \$ 0.28 |
| Pizza Take-Out only, per sf | 500 | 275 | 0.26 | \$ 0.59 | \$ 18.73 | \$ 19.32 |
| Restaurant, Fast Food, per sf | 500 | 275 | 0.60 | \$ 1.36 | \$ 43.22 | \$ 44.58 |
| | | | | | | |
| Restaurant, Full Service, per sf | 725 | 275 | 0.54 | \$ 1.23 | \$ 40.43 | \$ 41.66 |
| Retail/ Commercial, per sf | 229 | 245 | 0.05 | \$ 0.11 | \$ 3.42 | \$ 3.53 |
| Sandwich Shop, per sf | 229 | 245 | 0.16 | \$ 0.36 | \$ 10.94 | \$ 11.31 |
| Warehouse/distribution, per sf | 229 | 245 | 0.03 | \$ 0.07 | \$ 2.05 | \$ 2.12 |
| Wine/Beer Tasting (w/o cooking), per sf | 229 | 245 | 0.18 | \$ 0.40 | \$ 11.97 | \$ 12.37 |

*All Wastewater coefficients are in gallons per day per square foot (gpd/sf) unless noted otherwise.

Each GPD of Standard Strength (229 mg/L BOD, 245 mg/L SS) sewer capacity is approx. \$2.27 City fee + \$68.40 DSRSD Fee, for a total cost of \$70.68.

Lower Income Housing Fee (adjusted annually based on CPI; rates effective 1/01/16)

| | |
|--|-------------|
| Residential (per dwelling unit) | |
| Single-family (over 1,500 sq ft) | \$11,515.00 |
| Single-family (1,500 sq ft or less) | \$2,854.00 |
| Multi-family (Apartment, Condominium) | \$2,854.00 |
| Non-Residential (per square foot) | \$3.04 |

Public Facilities Fee (adjusted annually based on ENR CCI; rates effective 1/01/16)

| | | |
|--|------------|------------------------------|
| | | <u>NPFRD</u> <u>Only*</u> |
| Residential (per dwelling unit) | | |
| Single-family detached | \$4,833.00 | \$4,367.00 |
| Single-family attached (Townhouse) | \$3,609.00 | \$3,261.00 |
| Multi-family (Apartment, Condominium) | \$2,948.00 | \$2,663.00 |
| Second Unit (In-law, Aupair, etc.) | \$1,933.00 | \$1,747.00 |
| Non-Residential (per square foot) | | |
| Office | \$0.91 | \$0.62 |
| Research & Development | \$0.73 | \$0.52 |
| Light Manufacturing | \$0.55 | \$0.42 |
| Service/Commercial | \$0.62 | \$0.46 |
| Warehouse | \$0.55 | \$0.42 |
| Retail | \$0.60 | \$0.46 |
| Restaurant | \$1.24 | \$0.80 |
| Hotel/Motel | \$0.44 | \$0.36 |

*NPFRD (North Pleasanton Fire Refunding District)

Traffic Development Fee (adjusted annually based on ENR CCI; rates effective 1/01/16)

| | | |
|--|------------|-----------------------------|
| | | <u>NPID</u> <u>Only*</u> |
| Residential (per dwelling unit) | | |
| 1- and 2-family units, each | \$4,810.00 | \$1,514.00 |
| Multi-family unit (Apartment, Condominium) | \$3,367.00 | \$1,059.00 |
| Second Unit (In-law, Aupair, etc.) | \$1,924.00 | \$606.00 |
| Non-Residential (per square foot) | | |
| Office | \$6.40 | \$2.02 |
| Commercial/Retail | \$13.46 | \$4.24 |
| Industrial | \$4.81 | \$1.52 |

*NPID (North Pleasanton Improvement District 3)

Tri-Valley Transportation Council Fee (3rd party fee collected for TVTC; rates effective 7/01/15)

| | |
|--|------------|
| Residential (per dwelling unit) | |
| Single-family unit | \$3,059.50 |
| Multi-family unit (Apartment, Condominium) | \$2,107.50 |
| Second Unit (In-law, Aupair, etc.) | \$1,155.50 |
| Affordable Housing Units | \$0.00 |
| Non-Residential (per square foot) | |
| Office, gross floor area | \$5.20 |
| Retail, gross floor area | \$3.41 |
| Industrial, gross floor area | \$3.03 |
| Other Uses, per average am/pm peak hour trip | \$3,399.50 |

In-Lieu Park Dedication Fee *(collected at final map approval of residential developments, eff. 6/01/03)*

| | |
|---------------------------|-----------------------------|
| Single-Family Residential | \$9,707 per dwelling |
| Multi-Family Residential | \$7,969 per unit |

G.I.S. Mapping Fee

\$0.002 per sq. ft., per site

School Impact Fees

The School Impact Fee is paid by the applicant directly to the Pleasanton Unified School District (PUSD) for all new construction and additions exceeding 499 square feet in area.

Prior to issuance of the building permit, the developer or applicant will need to schedule an appointment with the School District representative at (925) 426-4312. You will need to bring one set of City of Pleasanton approved plans and a check to pay the Impact Fees directly to the School District. Once those Plans have been returned to the Permit Center, along with documentation that the School District has received payment, we can complete the processing and issuance of the Building Permit.

The Pleasanton Unified School District office is located at 4665 Bernal Avenue.

Other Development Fees *(applicable only on projects in specific locations):*

Downtown Revitalization District Parking In-Lieu Fee

(When development within District cannot meet the onsite parking requirements, rate effective 4/01/15)

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|----------------------------|-----------------------------------|
| Per required parking space | \$19,117.69/ parking space |
|----------------------------|-----------------------------------|

Happy Valley Specific Plan Fees

(In addition to Sewer and Water Connection Fees, rate effective 1/01/16)

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|-----------------------------|----------------------|----------------------|
| Existing Home Pro-rata Cost | Water- \$15,440 | Sewer- \$14,448 |
| New Home Pro-rata Cost | Water- \$43,841/unit | Sewer- \$26,226/unit |

Ruby Hill Development Fees

(rate effective 5/19/15)

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|--------------------------------|----------------------------------|
| Agricultural Mitigation Fee | \$4.33/sf (\$17,329 min.) |
| Livermore Sewer Connection Fee | \$4,633.70/unit |
| Livermore Traffic Impact Fee | \$7,655/unit |

Vineyard Ave Corridor Specific Plan Area

(rate effective 5/19/15)

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|-----------------------------|---------------------------------|
| Agricultural Mitigation Fee | \$25,752 per net acreage |
| Existing Home Pro-rata Cost | \$40,845/unit |
| New Home Pro-rata Cost | \$68,518/unit |

2016 New Construction Valuation Table

| | | | | | |
|--|----------|--|----------|--------------------------------|----------|
| Apartment Houses (R-2): | | One- and Two-Family Homes (R-3): | | Public Garages* (S-2): | |
| Type I | \$185.00 | Wood Frame | \$145.00 | Type I A or B | \$115.00 |
| Type I- Basement Garage | \$90.00 | Masonry | \$185.00 | Type I Open Parking | \$100.00 |
| Type III | \$145.00 | Garage- Wood Frame | \$55.00 | Type II B | \$100.00 |
| Type V- Masonry | \$145.00 | Garage- Masonry | \$90.00 | Type III A | \$90.00 |
| Type V- Wood Frame | \$130.00 | Open Carport | \$35.00 | Type III B | \$85.00 |
| Type V- Private Garage | \$55.00 | Hotels and Motels (R-1): | | Type V A | \$70.00 |
| Open Carport | \$35.00 | Type I A or B | \$220.00 | Restaurants (A-2): | |
| Assemblies Occupancies (A-3): | | Type III A | \$180.00 | Type III A | \$180.00 |
| Type I A or B | \$215.00 | Type III B | \$175.00 | Type III B | \$175.00 |
| Type II A | \$200.00 | Type V A | \$165.00 | Type V A | \$165.00 |
| Type II B | \$190.00 | Type V B | \$155.00 | Type V B | \$160.00 |
| Type III A | \$175.00 | Factories, Industrial (F-1, F-2): | | Schools (E): | |
| Type III B | \$170.00 | Type I A or B | \$135.00 | Type I A or B | \$235.00 |
| Type V A | \$155.00 | Type II A | \$120.00 | Type II A | \$220.00 |
| Type V B | \$150.00 | Type II B | \$115.00 | Type III A | \$195.00 |
| Banks (B): | | Type III A | \$105.00 | Type III B | \$185.00 |
| Type I A or B | \$210.00 | Type III B | \$100.00 | Type V A | \$170.00 |
| Type II A | \$200.00 | Tilt-up | \$110.00 | Type V B | \$165.00 |
| Type II B | \$190.00 | Type V A | \$90.00 | Service Stations (M): | |
| Type III A | \$175.00 | Type V B | \$85.00 | Type II B | \$130.00 |
| Type III B | \$165.00 | Libraries (A-3): | | Type III A | \$135.00 |
| Type V A | \$155.00 | Type I A or B | \$215.00 | Type V A | \$115.00 |
| Type V B | \$145.00 | Type II A | \$200.00 | Canopies* | \$50.00 |
| Care Facilities (I-1, I-2, R-3.1, R-4): | | Type II B | \$190.00 | Retail Stores (M): | |
| Type I A or B | \$215.00 | Type III A | \$175.00 | Type I A or B | \$160.00 |
| Type II A | \$205.00 | Type III B | \$170.00 | Type II A | \$165.00 |
| Type II B | \$195.00 | Type V A | \$155.00 | Type II B | \$140.00 |
| Type III A | \$180.00 | Type V B | \$150.00 | Type III A | \$130.00 |
| Type III B | \$175.00 | Medical Offices (B): | | Type III B | \$125.00 |
| Type V A | \$160.00 | Type I A or B | \$260.00 | Type V A | \$115.00 |
| Type V B | \$155.00 | Type II A | \$270.00 | Type V B | \$110.00 |
| Churches (A-3): | | Type II B | \$260.00 | Warehouses* (S-1, S-2): | |
| Type I A or B | \$255.00 | Type III A | \$215.00 | Type I A or B | \$125.00 |
| Type II A | \$240.00 | Type III B | \$205.00 | Type II A | \$110.00 |
| Type II B | \$230.00 | Type V A | \$180.00 | Type II B | \$105.00 |
| Type III A | \$215.00 | Type V B | \$175.00 | Type III A | \$95.00 |
| Type III B | \$210.00 | Offices (B): | | Type III B | \$90.00 |
| Type V A | \$195.00 | Type I A or B | \$210.00 | Type V A | \$80.00 |
| Type V B | \$185.00 | Type II A | \$200.00 | Type V B | \$75.00 |
| Convalescent Hospitals (I-1, I-2): | | Type II B | \$190.00 | Equipment: | |
| Type I A or B | \$220.00 | Type III A | \$175.00 | A/C - Commercial | \$8.00 |
| Type II A | \$205.00 | Type III B | \$165.00 | A/C - Residential | \$6.50 |
| Type III A | \$180.00 | Type V A | \$155.00 | Fire Sprinkler Systems | \$5.00 |
| Type V A | \$165.00 | Type V B | \$145.00 | | |

Add 5 percent to total cost for each additional story over three.

All rates shown include AC unless marked by *.

Deduct 20 percent for shell-only buildings.

January 1, 2016

City of Pleasanton Authorized Plan Check Consultants

The City of Pleasanton Building and Safety Division contracts with outside consultants to perform plan review on our behalf, and when requested by applicants, third party plan reviews. This service is only available for Building and Fire Code related reviews, and is not available for any other agencies and Divisions, such as the City of Pleasanton Planning Division, Engineering Department or the Alameda County Environmental Health Department.

Over-the-counter plan review appointments for smaller projects are typically scheduled on Tuesday & Thursday mornings by calling (925) 931-5300. Larger or more complex projects must be submitted for plan review.

All plans and supporting documents must be submitted to the City of Pleasanton Permit Center. All applicable plan review fees must be paid at the time of submittal, and in no case prior to review by any party. Plan review turn-around time is typically 10 working days for small jobs, 15 working days for additions, alterations and Tenant Improvements, and 25 working days for new construction or unusually complex projects.

Expedited Building plan review is based upon the availability of plan review personnel, and the applicant must contact the assigned reviewer (in-house or consultant) directly. The expedited plan review fee must be paid in advance. When utilizing a consultant for expedited or third party review, the additional or expedited fee is negotiated between the applicant and the consultant.

After the final review is completed, all plans are returned to the Permit Center, and may take up to an additional two working days for processing prior to permit issuance. Additional Permit Center staff time and fees may also be required if all required information is not submitted by the applicant.

4Leaf, Inc.
2110 Rheem Dr., Suite A
Pleasanton, CA 94588
(925) 462-5959
<http://www.4leafinc.com/>

Interwest Consulting Group (ICG)
6280 W. Las Positas Blvd., Suite 220
Pleasanton, CA 94566
(925) 462-1114
<http://www.interwestgrp.com>

RKA Associates
2358 Fish Creek Place
Danville, CA 94506
(925) 820-4816

West Coast Code Consultants, Inc.
2400 Camino Ramon
San Ramon, CA 94583
(925) 275-1700
<http://www.wc-3.com/>

Note: All the fees itemized in this handout are typical estimates of fees collected by the Building and Safety Division.

Actual fees will be determined by our staff at the time of application submittal and permit issuance. In addition, there may be fees for your project required by the Public Works/Engineering Department, (925) 931-5650, and/or Planning Divisions, (925) 931-5600. Contact those divisions directly for more information.

California state law requires that School Impact fees must be paid before building permits may be issued for additions and new construction exceeding 500 square feet. A receipt from the school district must be presented to the Building and Safety Division Counter before a permit may be issued. Call the Pleasanton Unified School District for appointments & fee estimates at (925) 462-5500.

If you need help or further information, please contact the City of Pleasanton Building and Safety Division at (925) 931-5300, or email buildingdivision@cityofpleasantonca.gov.

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